

NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 18.600 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **September 26, 2002 at 7:00 P.M.**, at the Emergency Services Center, 710 West 13th Street, Vancouver, Washington, to consider the following:

Project Name: **Boespflug Sports Center**

Case Number: CUP2002-00004; PSR2002-00016; SEP2002-00026;
WET2002-00019; ARC2001-00032

Request: The applicant is requesting conditional use and site plan approval for a 70,000 square foot indoor motorcross track for indoor motorcross practice. The property is located in the R-5 zone district.

Date This Public Notice Issued : August 2, 2002

Location: 1817 NE 219th Street

Owner: Don Boespflug
12101 NE 174th Street
Battle Ground, WA 98604
(360) 687-9146; (360) 687-7274 FAX

Applicant: Jolly-Foster Group, Inc.
Attn: Major Foster
2220 "H" Street
Vancouver, WA 98663
(360) 696-4974; (360) 696-4985 FAX

Hearing Examiner: Richard Forester
Staff Contact:

Josh Warner, Extension 4898

Neighborhood Contact:

Fairgrounds Neighborhood Association
Bridget Schwarz, President
2110 NW 179 Street
Ridgefield, WA 98642
571-0011
E-mail: bridget@bridge-i-t.com

Legal Description of Property:

(Parcel Numbers 179101000, 179137000) Northwest Quarter of Section 2, Township 3, Range 1 East of the Willamette Meridian

Approval Standards/Applicable Law:

Clark County Code Chapters: 12.05A (Transportation), 12.40 (Concurrency), 13.29 (Storm Water Drainage and Erosion Control), 13.36 (Wetlands Protection), 15.12 (Fire Code), 18.303A (Rural Districts), 18.402A (Site Plan Review), 18.404 (Conditional Uses), 18.600 (Procedures), 20.50 (SEPA), Clark County Comprehensive Plan.

Application & Fully Complete Date:

Application Filed: February, 19, 2002
Fully Complete: July 22, 2002

SEPA Appeal Process:

In accordance with the State Environmental Policy Act (SEPA) and Clark County Code 20.50.030, the County must determine if there are significant environmental impacts associated with this request. The County will review the applicant's submitted SEPA checklist and make a determination in the combined Development Review Staff Report and SEPA Checklist Review to be issued at least fifteen (15) calendar days prior to the hearing.

A Determination of Non-significance (DNS) indicates that identified impacts can be adequately addressed with the application of existing County Codes and development standards. A Mitigated Determination of Non-significance (MDNS) indicates that identified impacts can be adequately addressed with conditions of approval.

Procedural or substantive appeals of a Determination of Non-Significance (DNS) or a Mitigated determination of Non-Significance (MDNS) must be filed in writing with the County within fourteen (14) calendar days of the date the SEPA Determination is issued. There is no SEPA appeal fee for Type III reviews. SEPA appeals will be considered by the Hearings Examiner at the scheduled public hearing noted above, and decided in the subsequent written decision.

Issues of compliance with existing adopted approval standards and criteria can be addressed in the public hearing without an appeal of the SEPA determination.

Staff Report Timelines/Process:

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Information regarding this application may be obtained by contacting **Josh Warner at (360) 397-2375, Ext. 4898** at the Clark County Development Services Division, 1408 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

Public Testimony Process:

Any person wishing to present testimony should arrive by **7:00 p.m.** at the Emergency Services Center, 710 West 13th Street, Vancouver, Washington.

Faxed & Written Testimony

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: **Susan Rice**. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1408 Franklin Street, P.O. Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Center by **1:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Comments received before August 16, 2002 will be considered in the Staff Report.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal Process:

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 18.600.100, appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision. Hearings Examiner decisions on any SEPA appeal cannot be further appealed to the Board of County Commissioners. Such appeals must pursue judicial review.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the amount of **\$239**. Checks shall be made payable to the Board of County Commissioners.

Accommodation of Physical Impairments:

The Emergency Services Center is wheelchair accessible. For persons requiring auxiliary aids or special arrangements in order to participate in this hearing, please contact the Development Services Division as far in advance of the hearing date as possible. To request these arrangements, please contact Susan Rice at (360) 397-2375, Ext.4075, or call the Telecommunications Device for the Deaf (TDD) line at (360) 737-6057.

Web Page at: <http://www.clark.wa.gov>

or

Contact Josh at joshua.warner@clark.wa.gov